

# **HARRISBURG ZONING HEARING BOARD AGENDA**

## **REGULAR MEETING**

**June 15, 2015 (MONDAY)**

**REV. DR. MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER  
PUBLIC SAFETY AUDITORIUM, ROOM 213**

**6:00 PM**

### **OLD BUSINESS:**

- 2280 Zoning Appeal for 115 North 2<sup>nd</sup> Street, zoned Downtown Center (DC), filed by 114 Office Associates, c/o/John Brinjac, to appeal the zoning violation enforcement notice sent to the owner of the property on March 31, 2015. Per Section 7-305.7 of the Zoning Code, commercial parking lots are not a permitted use in the DC zone.

### **NEW BUSINESS:**

- 2281 Special Exception for 655 Seneca Street, zoned Industrial (IND), filed by David Peffley, Sr., to expand a non-conforming residential use in the Industrial zone. Per Section 7-305.7, residential dwellings are not permitted within the IND zone. Section 7-321.4(b) of the Zoning Code allows for the extension of a nonconforming building or use through the granting of a Special Exception request by the Zoning Hearing Board [**Applicant will request a Continuance for the July 20<sup>th</sup> Meeting**].
- 2282 Special Exception for 614 North Front Street, zoned Riverfront (RF), filed by Rachel Wilson, to open a yoga fitness studio on the property, request relief from the off-street parking requirements, and add an additional sign. Per Section 7-305.7, fitness centers are permitted by Special Exception. Per Section 7-327.6 of the Zoning Code, one parking space is required for every 100 square feet of gross floor area and one space for each employee. Per Section 7-325.6 of the Zoning Code, only one wall sign is permitted on a property.
- 2283 Special Exception for 1633 North 3<sup>rd</sup> Street, zoned Residential Medium-Density (RM), filed by Jacob Compton, to expand the use of the improv theater to a BYOB comedy club. Per Section 7-305.7 of the Zoning Code, neither an indoor theater, nor a BYOB Club is permitted within the RM zone. Section 7-321.4(b) of the Zoning Code allows for an expansion of a non-conforming use through the granting of a Special Exception.
- 2284 Variance and Special Exception for 1347 Vernon Street, zoned Residential Medium-Density (RM), filed by Yonis Mercedes, to open a tobacco shop on the property. Per Section 7-305.7, retail stores are not permitted in the RM Zone. Per Section 7-327.6, one off-street space is required for every 200 square feet of gross floor area, and one off-street space is required for each employee [**Applicant has requested a Continuance for the July 20<sup>th</sup> Meeting**].
- 2285 Variance and Special Exception for 1012-1014 South 15<sup>th</sup> Street and 1417 Wayne Street, zoned Residential Medium-Density (RM) and Industrial (IND), filed by Shannelle Watson, to expand existing church facilities to add more capacity for worship services and

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serve educational and social programs. Per Section 7-305.7, Place of Worship is a use permitted by Special Exception within the RM zone and per Section 7-321.4(b), an extension of a non-conforming use can be granted by Special Exception. Per Section 7-305.7, Place of Worship is not a permitted use within the RM zone.

- 2286 Variance and Special Exception for 1249-1257 Mulberry Street, 1249-1255 Derry Street, 1257 Thompson Street, 1201 and 1205, 1207, 1209 Mulberry Street, and 209 and 211 Crescent Street, zoned Commercial Neighborhood (CN) and Residential Medium-Density (RM), filed by Senghor Manns, to construct a 50-unit multi-family development which also features a small retail space. The Applicant is requesting a Special Exception to develop multi-family units within the Residential Medium-Density zone and multiple Variances for dimensional relief related to the density of units, side and rear yard setbacks, building height, and impervious surface coverage. Per Section 7-305.7, multi-family housing is permitted by Special Exception in the RM zone and by-right in the CN zone. Per Section 7-307.3, 1,500 square feet per dwelling unit are required in the RM zone and 1,200 square feet per dwelling unit are required in the CN zone. Per Section 7-307.3 of the Zoning Code, the maximum impervious lot coverage in the CN zone is 95%, the maximum building height in the RM zone is 45 feet, the minimum rear yard setback in the RM zone is 10 feet, the minimum side yard setback in the CN zone is 4 feet, except at lawfully attached dwellings, the minimum rear yard setback in the CN zone is 5 feet, minimum square footage per dwelling unit in the RM zone is 1,500 square feet, and the minimum square footage per dwelling unit in the CN zone is 1,200 square feet.
- 2287 Variance and Special Exception for 2426 Ellerslie Street, zoned Residential Medium-Density (RM), filed by Eric Peel, to construct 220 multi-family units on the historic John Elder homestead at 2426 Ellerslie Street. Per Section 7-305.7, multi-family housing can be built by Special Exception in the RM zone. Per Section 7-307.3, the minimum square footage per dwelling unit is 1,500 square feet in the RM zone [**Applicant has requested a Continuance for the July 20<sup>th</sup> Meeting**].

**APPLICATIONS ON FILE NOT BEING HEARD:**

**ADJOURN**